

GILL COTTAGE

OIEO £195,000

Smithy Lane, Cloughton on Brock, Preston, PR3 0PN

Not been on the market since the 1800s. A rare renovation opportunity with plenty of potential!

Gill Cottage enjoys a delightful semi-rural setting within the picturesque hamlet of Cloughton-on-Brock, surrounded by open countryside, situated along a country lane. A three bedroom detached period cottage with attached barn/store room, offering a great project, either for the cottage as it stands or by way of an extension into the attached barn/store (subject to consents). The cottage also benefits from a detached garage, off road parking, informal gardens and grounds.

Conveniently situated for easy access to Garstang, Preston and the M6 motorway, Gill Cottage offers the perfect opportunity to escape the pace and bustle of modern life, enjoying a tranquil setting within this peaceful rural hamlet.





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Gill Cottage sits in a country lane position with views across adjoining fields, whilst remaining well positioned for access to Garstang and Preston. The combination of a peaceful countryside setting and significant scope for improvement makes Gill Cottage an exciting and rare opportunity to add your own stamp!

Space as it stands – with an approximate gross internal area of c. 1,689 sq ft (157.8 sq m), the cottage has potential for reconfiguration or extension into the attached barn/store room, subject to the usual consents.

Current layout – the accommodation for the cottage currently comprises an entrance porch into sitting room, snug, bathroom and kitchen on the ground floor. To the first floor are three bedrooms and a separate WC.

Barn/Store – attached to the cottage is a barn/store room presenting potential development opportunities either to integrate with the cottage or for alternative uses such as home office or workshop space (subject to the relevant consents).

Gardens and grounds - to the front of the cottage is an enclosed fore garden. To the east, is a private informal garden with detached garage, greenhouse and sheds, all with views over the adjoining fields and countryside beyond. The garden area to the west of Gill Cottage (edged and shaded blue on the sale plan) is available to the purchaser on a long lease from the Claughton Hall Estate. Further details are available from the selling agents.

Garage & parking – a detached garage and ample off road parking.

Please note – restrictive covenants and restrictions will apply. Please speak to the selling agents for further details.

Location, location, location – escape to the country in this peaceful and beautifully scenic setting on the edge of the Forest of Bowland National Landscape yet with good accessibility to nearby Garstang, Preston and the M6 motorway.

Nearby amenities – Claughton on Brock has a primary school - St Marys Catholic primary school (opposite Gill Cottage) and the Catholic Church of St Thomas the Apostle. A Co-op and other local amenities are approximately one mile from Gill Cottage. Garstang (4 miles) offers a wider range of amenities, independent shops and supermarkets. Further afield, Preston is 10 miles distant offering a larger variety of modern shopping, transport, culture, leisure amenities and a direct train service to London.

Viewings are strictly by appointment only with the selling agents. All viewings are carried out at the sole risk of the viewer and neither the selling agents nor the vendor takes responsibility of any part of the property.



Additional Information

- Mains electricity and water
- Private drainage to a septic tank
- LPG gas central heating
- Gill Cottage is currently banded D for Council Tax purposes. Interested parties are asked to verify this information for themselves with Wyre Council.
- Freehold, with vacant possession on completion.
- The property is sold as seen



Garden land available on a lease

To find the property - From J33 of the M6 motorway, take the A6 south towards Garstang, continue on the A6 towards Garstang by passing through the outskirts of the town until you reach the Shell garage. Turn left onto New Lane, then right after the M6 motorway bridge onto Ducketts Lane, then left onto May Lane. At the junction with Smithy Lane turn left and St Mary's Catholic Primary School is round the corner. Gill Cottage is situated opposite the primary school.

///what3words reference: boom.coasters.softest

Money Laundering

Prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e. driving licence or passport and the other being a utility bill showing their address. These can be provided in the following ways: by calling into the agent's office with copies or by way of a certified copy provided via their solicitor. In addition prospective buyers will be required to provide information regarding the source of funding as part of the agent's offer procedure.



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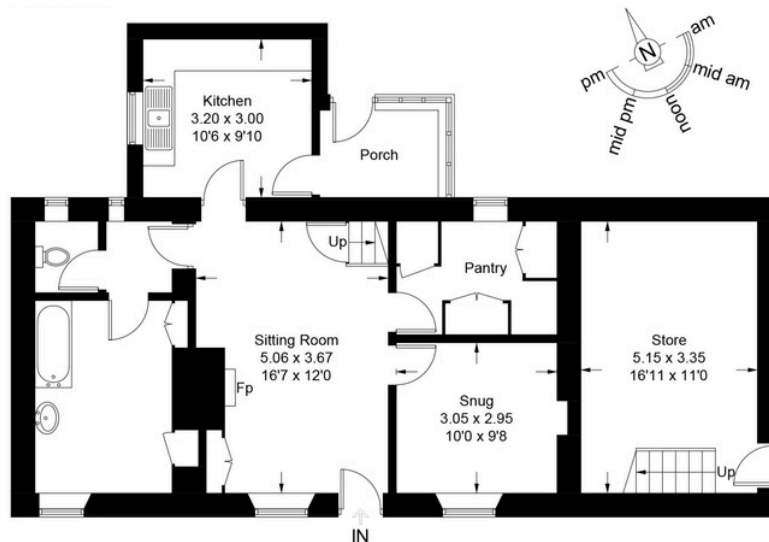
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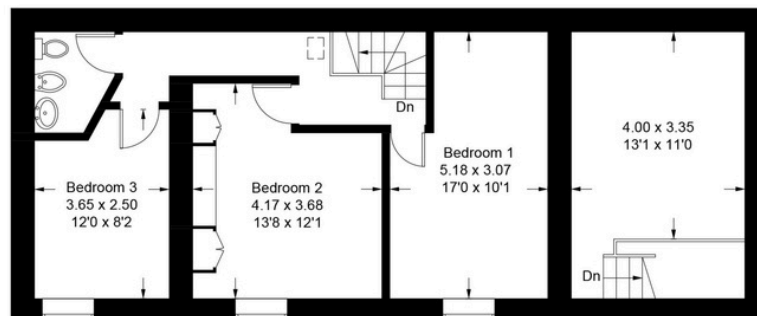
estate agents

Gill Cottage, Smithy Lane, Claughton-on-Brock, PR3 0PN

Approximate Gross Internal Area = 157.8 sq m / 1698 sq ft

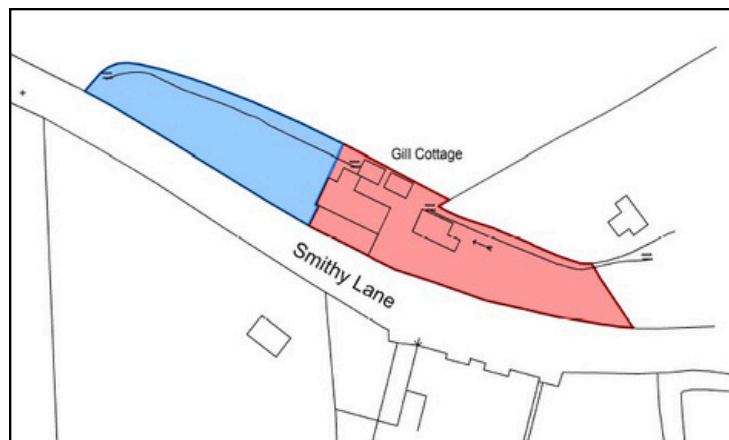


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co (ID1328341)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	25 F	
1-20	G		

IMPORTANT Davis & Bowring, for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) these particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, photographs, measurements, areas, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Davis & Bowring, has any authority to make or give any representation or warranty whatever in relation to this property nor have we carried out a detailed survey or tested the services, appliances or fittings in the property; (iv) all viewings are carried out at the sole risk of the viewer and neither the selling agent nor the vendor takes responsibility for any part of the property.